

**RESOLUTION NO. 151 -22**

The Board of County Commissioners, Clermont County, Ohio met in regular session on the 19th day of October 2022, with the following members present:

Bonnie J. Batchler, President  
David L. Painter, Vice-President  
Claire B. Corcoran, Member

Mr. Painter moved for the adoption of the following Resolution:

**RESOLUTION IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF COMMUNITY REINVESTMENT AREA 2 IN MIAMI TOWNSHIP, CLERMONT COUNTY, OHIO, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.**

**WHEREAS**, the Board of Commissioners of Clermont County, Ohio (hereinafter "Commissioners") desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in specific areas of Miami Township, Clermont County, Ohio that have not enjoyed reinvestment from remodeling or new construction;

**WHEREAS**, a survey of housing, a copy of which is on file in the office of the Department of Community and Economic Development as required by Ohio Revised Code (ORC) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area;

**WHEREAS**, the construction of new structures or renovation of existing structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and

**WHEREAS**, the construction of new structures or renovation of existing structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

**NOW THEREFORE, BE IT RESOLVED BY CLERMONT COUNTY, OHIO, THAT:**

**Section 1:** The area designated as the Miami Township Area 2 Community Reinvestment Area constitutes an area in which housing facilities are located, and in which new construction and repair of existing facilities are discouraged.

**Section 2:** Pursuant to ORC Section 3735.66, Miami Township Area 2 Community Reinvestment

Area, is hereby established in the following described area:

Parcel Identification Numbers:

182518I153.  
182518K063.  
182518K065.  
182518K070.  
182518K071.

The Community Reinvestment Area is approximately depicted as the highlighted area on the map attached to this Resolution (see Exhibit A) and by this reference incorporated herein.

Only commercial and/or residential properties consistent with the applicable zoning regulations within the designated Community Reinvestment Area will be eligible for exemptions under this Program.

**Section 3:** All properties identified in Exhibit A as being within the designated Community Reinvestment Area are eligible for this incentive. This proposal is a public/private partnership intended to promote and expand conforming uses in the designated area.

**Section 4:** Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and residential real property. For commercial projects, the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction occurring according to the rules outlined in the ORC Section 3765.67. For residential projects, the term of those exemptions shall be 50% for 15 years. The results of the negotiation as approved by the Commissioners will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Section 3735.671, and are subject to the following parameters:

- a. Only projects involving construction exceeding \$100,000 will be considered.
- b. Up to, and including, fifteen (15) years, and up to, and including, fifty percent (50%) for the construction of new commercial facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.
- c. Fifteen (15) years and fifty percent (50%) for the construction of new residential facilities.
- d. The agreement with the affected property owners shall include a provision that affected property owners, and their successors in interest, shall not seek and shall oppose any annexation of any portion of the property included in Miami Township Area 2 Community Reinvestment Area.

If new construction qualifies for an exemption, during the period of the exemption the exempted percentage of the structure shall not be considered to be an improvement on the land on which it is located for the purpose of real property taxation.

**Section 5:** All commercial and residential projects are required to comply with the state application fee requirements of ORC Section 3735.672 (C) and the local annual monitoring fee of one percent of the amount of taxes exempted under the agreement - a minimum of \$500 up to a maximum of \$2,500 annually unless waived.

**Section 6:** To administer and implement the provisions of this Resolution, the Director of the Clermont County Department of Community and Economic Development is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

**Section 7:** That a "Community Reinvestment Area Housing Council" shall be created, consisting of one member appointed by each member of the Board of County Commissioners and two members appointed by the Planning Commission of Clermont County. The majority of the members shall then appoint two additional members who shall be residents within Clermont County. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made.

A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of Miami Township, appointed by the Township Board of Trustees, the county auditor or designee and a representative of each affected Board of Education. At least two members must be residents of Miami Township, Clermont County, Ohio. The Tax Incentive Review Council shall review annually the compliance of all agreements involving the granting of exemptions for commercial or residential real property improvements under Section 3735.671, of the ORC and make written recommendations to the Commissioners as to continuing, modifying or terminating said agreement based upon the performance of the agreement.

**Section 8:** The Commissioners reserve the right to re-evaluate the designation of the Miami Township Area 2 Community Reinvestment Area after December 31, 2022, on an annual basis, at which time the Commissioners may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

**Section 9:** The Community Reinvestment Area Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Community Reinvestment Area Council shall also hear appeals under 3735.70, of the ORC.

**Section 10:** That this Resolution shall take effect and be enforced from and after the earliest period allowed by law and upon confirmation by the Director of the Ohio Department of Development of the findings in this Resolution.

**Section 11:** The President of the Clermont Board of County Commissioners is hereby directed and authorized to petition the Director of the Ohio Department of Development to confirm the findings contained within this Resolution.

**Section 12:** The Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, that all deliberations of the Commissioners and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with the applicable legal requirements, including Section 121.22 of the ORC.

Mrs. Batchler seconded the Resolution and upon roll call, the vote resulted as follows:

Mrs. Batchler	<u>yes</u>
Mr. Painter	<u>yes</u>
Mrs. Corcoran	<u>Absent</u>

ATTEST: Gael Fawley

Gael Fawley, Clerk of the Board  
Board of County Commissioners  
Clermont County, Ohio

DATE ADOPTED: 10/19/2022

Approved as to Form by the Office  
of the Prosecuting Attorney  
Clermont County, Ohio

Julia B. Carvey  
9/30/22  
Date



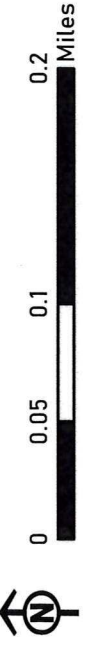
# EXHIBIT A

## LEGEND

Proposed Miami Twp CRA District



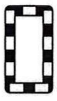
## Proposed Miami Township Area 2 Community Reinvestment Area



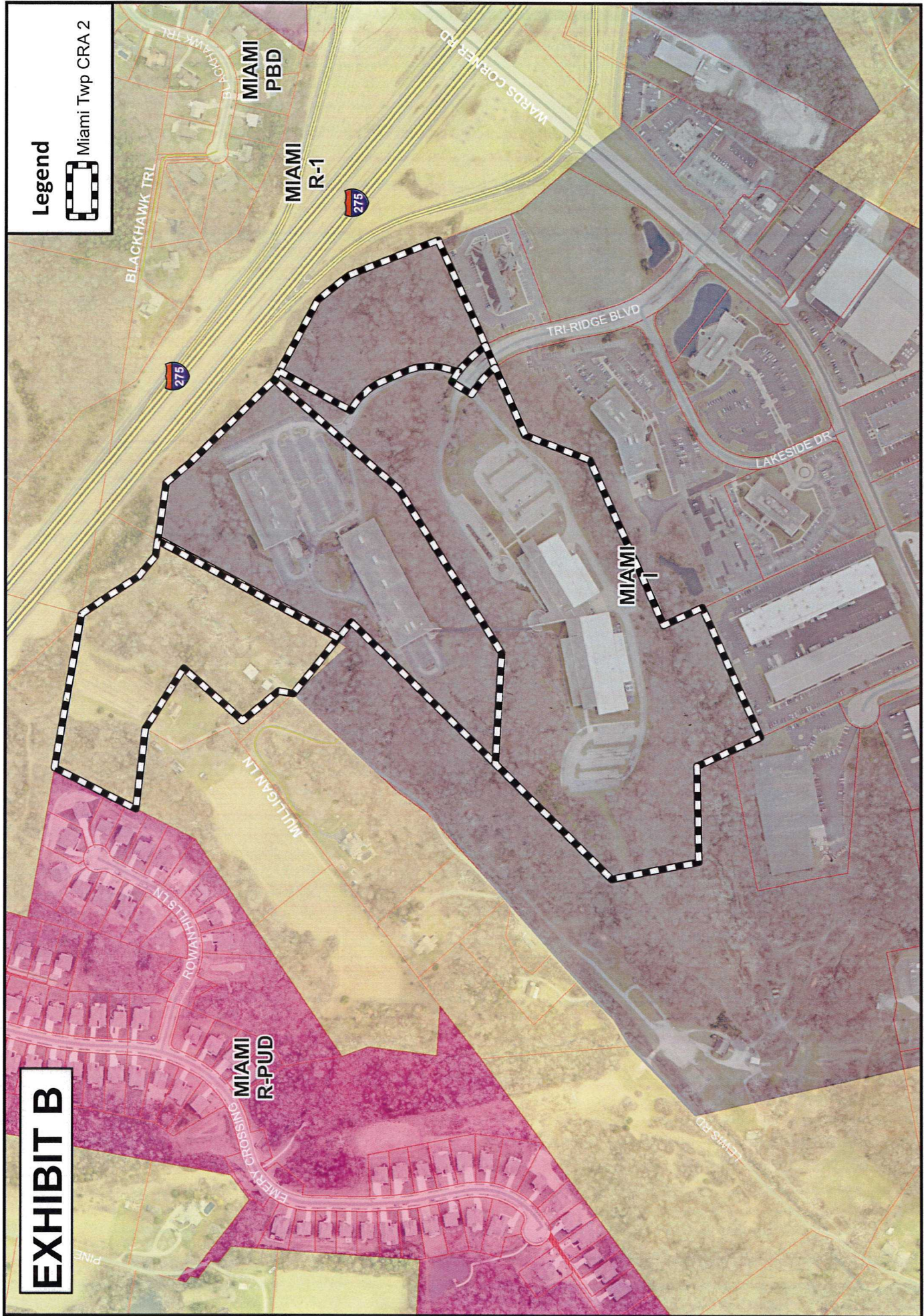


# EXHIBIT B

## Legend



Miami Twp CRA 2



0 0.075 0.15 0.3 Miles

ZONING - Proposed Miami Township CRA 2



# EXHIBIT C





## EXHIBIT D

BOARD OF TRUSTEES  
MARK SCHULTE  
KENDAL A. TRACY  
MARY MAKLEY WOLFF

FISCAL OFFICER  
ERIC C. FERRY

ADMINISTRATOR  
JEFFREY A. WRIGHT



### MIAMI TOWNSHIP

6101 MEIJER DRIVE • MILFORD, OH 45150-2189

ADMINISTRATION  
248-3725  
248-3730 (FAX)  
COMMUNITY DEVELOPMENT  
248-3731  
SERVICE DEPARTMENT  
248-3728  
POLICE DEPARTMENT  
248-3721  
FIRE/EMS  
248-3700  
PARKS / RECREATION  
248-3727

### RESOLUTION 2022-34

The Board of Trustees of Miami Township, Clermont County, Ohio met in regular session at the Miami Township Civic Building on September 20, 2022 with the following members: Mark Schulte, Mary Makley Wolff, and Ken Tracy.

A motion was made to adopt the following Resolution:

#### **RESOLUTION ESTABLISHING MIAMI TOWNSHIP COMMUNITY REINVESTMENT AREA II AND DECLARING AN EMERGENCY**

**WHEREAS**, Community Reinvestment Areas are a program commonly used to promote revitalization and investment in developed area; and

**WHEREAS**, the Chapter 3735 of the Ohio Revised Code permits County Boards of Commissioners to establish Community Reinvestment Areas in unincorporated areas of counties; and

**WHEREAS**, the area at and adjacent to Tri Ridge Boulevard in Miami Township has some older structures that are generally vacant and could use some assistance to increase the redevelopment timeline of the area.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Miami Township, Clermont County, Ohio by authority of Section 515.11 of the Ohio Revised Code, as follows:

SECTION 1: That the Board requests the Board of Commissioners of Clermont County to establish a Community Reinvestment Area (CRA pursuant to Chapter 3735 of the Ohio Revised Code, on Clermont County Auditor Parcel Numbers 182518K063, 182518K065, 182518K070, 182518K071 and 182518I153.

SECTION 2: Only investment in new construction and/or remodeling for commercial, industrial, retail and/or residential projects will be eligible for exemptions under the CRA Program.

SECTION 3: Within the Community Reinvestment Area, the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial and industrial real property and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction occurring according to the rules outlined in the ORC Section 37335.67.

SECTION 4: The results of any negotiated exemption between the Commissioners and affected property owners will be set in writing in a Community Reinvestment Area Agreement as outlined in ORC Sections 3735.67 and 3735.671, and are subject to the following parameters:

- a. Only projects involving construction exceeding \$100,000 will be considered.
- b. Up to, and including, fifteen (15) years and up to and including fifty percent (50%) for the construction of new and/or remodeled commercial, industrial, retail and/or residential facilities, the term and percentage of which shall be negotiated on a case-by-case basis in advance of construction occurring.

SECTION 5: The Board of Township Trustees agrees to reimburse the Board of Commissioners of Clermont County for 50% of the cost of providing notice of the proposed CRA district with a newspaper of general circulation, pursuant to ORC Chapter 3735. Reimbursement will be made to the Board of Commissioners of Clermont County within 30 days of submission of a copy of the receipt to the Chair of the Board of Township Trustees, and in no case shall the reimbursement exceed \$500.00.

SECTION 6: That this Resolution is hereby declared to be an emergency measure pursuant to Section 504.11 of the Ohio Revised code, necessary for the immediate preservation of the public peace, health, safety, or welfare of Miami Township, in order to provide an artificial lighting system for the streets in various subdivisions.

SECTION 7: That this Board hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 8: This Resolution shall take effect at the earliest period allowed by law.

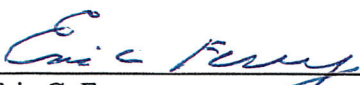
First Reading:	<u>September 20, 2022</u>
Second Reading:	<u>N/A</u>
Effective:	<u>September 20, 2022</u>

The motion was seconded, and the resolution was adopted.

Resolution 2022-34 adopted September 20, 2022

ATTEST:


APPROVED AS TO FORM:

  
Eric C. Ferry  
Township Fiscal Officer

  
Joseph J. Braun  
Township Law Director

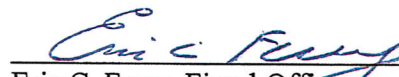
## CERTIFICATION OF FUNDS

I hereby certify that at the time of making of this certification the amount required to meet the obligations set forth in this Resolution has been lawfully appropriated for such purpose and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrance.

  
Eric C. Ferry  
Fiscal Officer, Miami Township

## CERTIFICATION

I, Eric C. Ferry, Fiscal Officer of Miami Township, Clermont County, Ohio, do hereby certify that the foregoing is a true and correct copy of Resolution 2022-34 duly passed by the Board of Trustees of Miami Township, Clermont County, Ohio on the 20<sup>th</sup> day of September, 2022, and do hereby further certify that the amount required to meet the obligation imposed by this Resolution has been lawfully appropriated for such purpose, and is in the treasury or in the process of collection to the credit of an appropriate fund free from any previous encumbrances.

  
Eric C. Ferry, Fiscal Officer



RESOLUTION NO. 152-22

The Board of County Commissioners, Clermont County, Ohio, met in regular session on the 19th day of Oct, 2022, with the following members present:

Bonnie J. Batchler, President  
David L. Painter, Vice President  
Claire B. Corcoran, Member

Mr(s). Painter moved for the adoption of the following Resolution:

**RESOLUTION TO AUTHORIZE THE PRESIDENT OF THE BOARD OR THE COUNTY ADMINISTRATOR OR THE ASSISTANT COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL PRICING AGREEMENT(S) WITH SUPPLIER(S) FOR THE PROVISION OF NATURAL GAS SUPPLY TO ALL CLERMONT COUNTY FACILITIES EFFECTIVE WITH THE DECEMBER 2022 METER READINGS,**

**WHEREAS**, the Board of County Commissioners executed a contract on July 13, 2022 with JMI Consultants LLC, 5684 Main Street, Williamsville, NY 14221 to provide the County pricing for natural gas supply effective with the December 2022 meter readings; and

**WHEREAS**, JMI Consultants LLC, is soliciting bids on behalf of Clermont County and the pricing provided is valid only for a short period of time which may not coincide with Board of County Commissioners Regular Session dates; and

**WHEREAS**, to take advantage of the bid prices, a fully executed pricing agreement will be required to be provided to the selected supplier in an expeditious manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of County Commissioners authorize the President of the Board, or the County Administrator or the Assistant County Administrator to execute any and all pricing agreements for the supply of natural gas for County facilities based on the lowest and best bid as provided to the County from JMI Consultants, LLC for an on behalf of the suppliers.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board and of its committees, if any, which resulted in formal action, were taken in meeting open to the public,

in full compliance with the applicable legal requirements, including Section 121.22 of Ohio Revised Code.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that this resolution shall take effect and be in force immediately upon its adoption.

Mr(s). Batchler seconded the motion and on roll call, the vote resulted as follows:

Mrs. Batchler yes

Mr. Painter yes

Mrs. Corcoran absent

This Resolution was duly passed on the 19<sup>th</sup> day of October 2022.

ATTEST:

J. Gael Fawley  
J. Gael Fawley, Clerk  
Board of County Commissioners

Approved as to form:

[Signature]  
Assistant Prosecuting Attorney  
Clermont County Prosecutor's Office